



महाराष्ट्र शासन राजपत्र

भाग चार-ब

वर्ष ७, अंक २४]

गुरुवार ते बुधवार, ऑक्टोबर १४-२०, २०२१/ आश्विन २२-२८, शके १९४३

[पृष्ठे ३, किंमत : रुपये १५.००

प्राधिकृत प्रकाशन

महाराष्ट्र शासनाने महाराष्ट्र अधिनियमान्वये तयार केलेले
(भाग एक, एक-अ आणि एक-ल यांमध्ये प्रसिद्ध केलेले नियम व आदेश यांव्यतिरिक्त) नियम व आदेश.

REVENUE AND FORESTS DEPARTMENT,

Mantralaya, Madam Cama Marg, Hutatma Rajguru Chowk,
Mumbai 400 032, Dated the 12th October, 2021.

NOTIFICATION

MAHARASHTRA TENANCY AND AGRICULTURAL LANDS ACT.

No. TNC-2021/C.R. 98/J-1.—Whereas PREETHVIONE REAL ESTATES PRIVATE LIMITED change of name ACCURA SERENTITY INFRA LLP has preferred an application to the State Government for notifying the area mentioned in the Schedule appended hereto (hereinafter referred to as “the said area”) under clause (b) of sub-section (1) of section 88 of the Maharashtra Tenancy and Agricultural Lands Act (LXVII of 1948) as being reserved for permissible non-agricultural or industrial development ;

And Whereas the Government of Maharashtra considers it expedient to specify the said area as being reserved for permissible non-agricultural or industrial development under clause (b) of sub-section (1) of section 88 of the said Act ;

Now, therefore, in exercise of the powers conferred by clause (b) of sub-section (1) of section 88 of the Maharashtra Tenancy and Agricultural Lands Act (LXVII of 1948) and of all other powers enabling it in that behalf, the Government of Maharashtra hereby specifies the said area as being reserved for permissible non-agricultural use according to the applicable Development Control Regulations (D.C.R.), prepared under the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), subject to the following terms and conditions, namely :—

1. The Land holder shall use the said land invariably only for permissible non-agricultural purpose.

2. The Land holder shall pay the unearned income or Nazarana to the Government as per the tenure of land, if applicable. The Land holder shall pay the unearned income since lands shall be used for the permissible non-agricultural use according to the applicable Development Control Regulations. The Collector shall verify the same as per the Land record.

3. The applicant shall be responsible if any dispute arises in respect of the ownership of the land purchased by them. The applicant shall be responsible for ascertaining and confirming the status of purchased Land.

4. The Land holder shall obtain all the requisite permissions from the appropriate authorities under all the relevant Acts applicable to the Lands included in the Schedule appended hereto.

5. The Land holder shall obtain all necessary prior permissions under the relevant Forest Laws and Environmental Laws from the competent authorities in respect of the Land included in the Schedule hereto, if necessary.

6. If it comes to notice that there is violation of the Maharashtra Tenancy and Agricultural Lands Act, 1948 (LXVII of 1948), the Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947 (LXII of 1947), the Environment (Protection) Act, 1986 (29 of 1986), the Indian Forest Act, 1927 (XVI of 1927), the Forest (Conservation) Act, 1980 (69 of 1980) and such other Land related laws, the Collector, Thane shall immediately take necessary action in that regard.

7. The terms and conditions mentioned above and also those laid down by the Collector, Thane shall be binding on the Land holders.

8. If any Land in the area specified in the Schedule belongs to a person belonging to the Scheduled Tribes, necessary prior permission of the Collector or the State Government, as the case may be, shall be obtained under the provisions of sections 36 and 36A of the Maharashtra Land Revenue Code, 1966 (Mah. XLI of 1966) before purchasing such land.

Schedule

Mouje Bhadwad and Mouje Temghar, Taluka Bhivandi, District Thane

Sr. No. (1)	District (2)	Tahsil (3)	Village (4)	Gat No./ Survey No. (5)	Area in Hectare. R (6)
1.	Thane	Bhivandi	Bhadwad	38/2/1	0.05.60
2.	Thane	Bhivandi	Bhadwad	46/1	0.24.30
3.	Thane	Bhivandi	Bhadwad	46/2	0.69.60
4.	Thane	Bhivandi	Bhadwad	46/3/3	0.17.20
5.	Thane	Bhivandi	Bhadwad	46/3/2	0.26.30
6.	Thane	Bhivandi	Bhadwad	47/1/2	0.50.60
7.	Thane	Bhivandi	Bhadwad	47/1/3	0.30.30
8.	Thane	Bhivandi	Bhadwad	47/1/4	0.09.00
9.	Thane	Bhivandi	Bhadwad	47/1/5	0.09.60
10.	Thane	Bhivandi	Bhadwad	47/2/1	0.01.00
11.	Thane	Bhivandi	Bhadwad	47/3/2	0.15.90
12.	Thane	Bhivandi	Bhadwad	47/5/2	0.06.60
13.	Thane	Bhivandi	Bhadwad	47/5/1	0.07.30
14.	Thane	Bhivandi	Bhadwad	48/1	0.36.70
15.	Thane	Bhivandi	Bhadwad	48/2/1	0.14.20
16.	Thane	Bhivandi	Bhadwad	48/2/3	0.13.70

Sr. No. (1)	District (2)	Tahsil (3)	Village (4)	Gat No./ Survey No. (5)	Area in Hectare. R (6)
17.	Thane	Bhivandi	Bhadwad	48/4/1	0.21.50
18.	Thane	Bhivandi	Bhadwad	48/4/2	0.30.30
19.	Thane	Bhivandi	Bhadwad	48/6	0.18.00
20.	Thane	Bhivandi	Bhadwad	48/7/2	0.13.30
21.	Thane	Bhivandi	Bhadwad	48/7/3	0.30.40
22.	Thane	Bhivandi	Bhadwad	50/1/4	0.40.90
23.	Thane	Bhivandi	Bhadwad	50/2/3	0.22.20
24.	Thane	Bhivandi	Bhadwad	57/2/8	0.04.30
25.	Thane	Bhivandi	Bhadwad	58/2	0.14.00
26.	Thane	Bhivandi	Bhadwad	58/3/2	0.23.00
27.	Thane	Bhivandi	Bhadwad	58/4/1	0.62.74
28.	Thane	Bhivandi	Bhadwad	58/4/3	0.03.00
29.	Thane	Bhivandi	Bhadwad	58/5/3	0.24.00
30.	Thane	Bhivandi	Bhadwad	58/5/2	0.20.00
31.	Thane	Bhivandi	Bhadwad	58/10/1	0.05.00
32.	Thane	Bhivandi	Bhadwad	59/2	0.04.30
33.	Thane	Bhivandi	Bhadwad	86/3/2	0.00.50
34.	Thane	Bhivandi	Temghar	121	1.05.70
35.	Thane	Bhivandi	Temghar	122/1	2.61.00
36.	Thane	Bhivandi	Temghar	128/1	0.01.50

By order and in the name of the Governor of Maharashtra,

RAMESH CHAVAN,
Joint Secretary to the Government.